



74 Woodland Road

Sawston  
CB22 3DU

Offers in Region of  
**£350,000**




**BEE MOVING SOON**

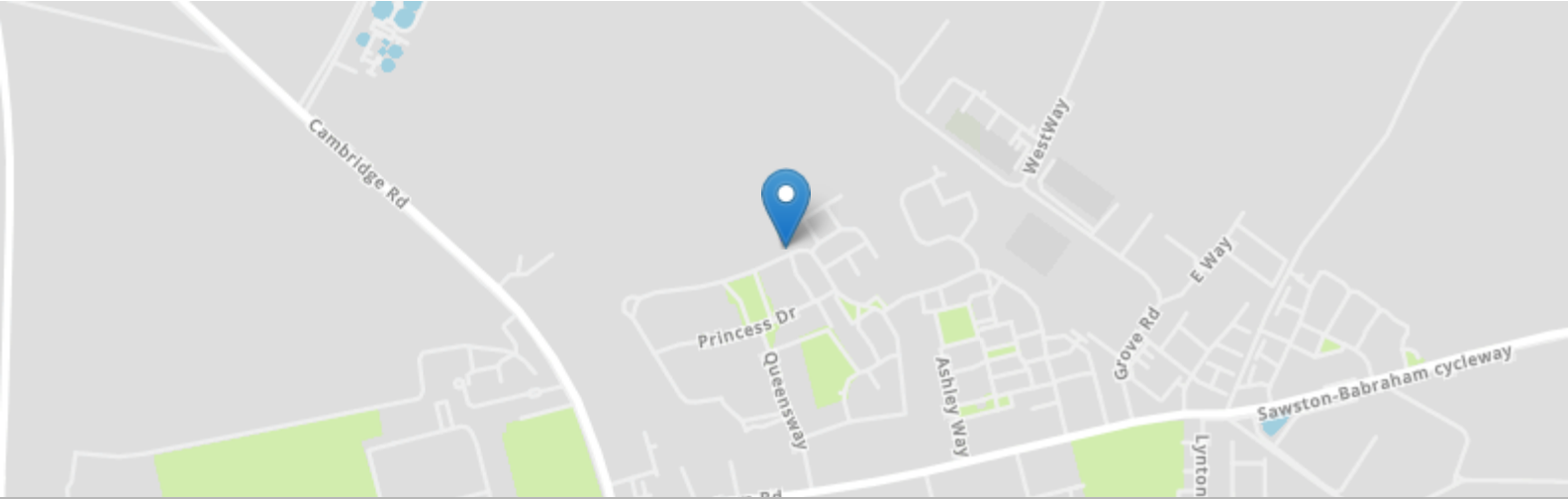




Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

NO ONWARD CHAIN  
BACKING ONTO WOODLAND  
WORKSHOP / SUMMER HOUSE  
EXTENDED  
SHOWER ROOM & BATHROOM  
COUNCIL TAX BAND - D  
EPC - D / 65  
SQ FT - 1327.8





Positioned on the Northern edge, of this thriving village, is this bright and welcoming, three bedroom semi-detached property, which benefits from having been extended, to the ground floor. The property requires some updating and modernisation and is offered for sale with no onward chain. Your attention is drawn directly to the rear of the property, with its patio doors providing access to the enclosed rear garden and views to the woodland to the rear:

The property is of Tru steel construction and accommodation comprises entrance porch, lounge, dining room, shower room, kitchen, three first floor bedrooms, bathroom, workshop / summer house, garage & driveway.

Sawston is one of South Cambridgeshire's most highly requested villages, which is popular with families and commuters alike with excellent local shops, schools, restaurants and is near to Whittlesford railway station with links into London & Cambridge. The nearby City of Cambridge is world renowned for its excellent schools and universities and has not just become known for its incredible academic achievements but also for its bio technology and high-tech facilities over the years. Sawston provides excellent links to these including Addenbrooke's hospital, Granta Park and The Babraham Institute just to name a few.













### ENTRANCE PORCH

Double-glazed entrance door; storage cupboard, internal door leading to.

### LOUNGE

5.82m x 3.54m (19' 1" x 11' 7")

Benefiting from being of open plan design leading into dining room, double-glazed window to front aspect, feature fireplace with inset gas fire, stairs rising to first floor; radiator.

### DINING ROOM

5.95m x 2.8m (19' 6" x 9' 2")

Benefiting from having been extended, your attention is drawn directly to the rear of the room, with light flooding through via the double-glazed patio doors, providing views over the mature garden, two radiators, door to shower room.

### SHOWER ROOM

Obscure double-glazed window to side aspect, three piece shower suite comprising low level w/c, wash hand basin, shower cubicle.

### KITCHEN

3.036m x 2.86m (10' 0" x 9' 5")

Double-glazed window to side aspect, door leading to garden, range of wall and base units with inset single sink with drainer; plumbing for washing machine, wall mounted boiler; part tiled walls.

### LANDING

Double-glazed window to side aspect, airing cupboard with storage space, doors leading to.

### BEDROOM ONE

3.74m x 3.17m (12' 3" x 10' 5")

A good size master bedroom with double-glazed window to front aspect, radiator.

### BEDROOM TWO

3.328m x 2.911m (10' 11" x 9' 7")

A further double bedroom with double-glazed window to rear aspect, radiator.

### BEDROOM THREE

2.57m x 2.54m (8' 5" x 8' 4")

Benefiting from bespoke over stairs storage space, double-glazed window to front aspect, radiator.

### BATHROOM

Obscure double-glazed windows to rear and side aspect, three piece bathroom suite, radiator.

### TO THE FRONT OF THE PROPERTY

Generous block paved driveway provides parking and access to garage, further laid to lawn area, with a wide variety of plants and shrubs set to edges.

### GARAGE

Up and over door; convenience door to garden.

### REAR GARDEN

A well maintained rear garden, which is part enclosed by panel fencing and benefiting from backing onto woodland. Initial elevated, patio seating area, with raised plant boxes, majority laid to lawn with a vegetable patch to the rear.

### WORKSHOP / SUMMER HOUSE

5.36m x 2.95m (17' 7" x 9' 8")

Of timber framed construction with power and light, with windows to view over garden and woodland, subject to a few changes, would make an ideal work from home space or an amazing outside / inside space.



FLOORPLAN



Total area: approx. 123.4 sq. metres (1327.8 sq. feet)







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